

Subject: Re: Noise pollution at 550 S. Hill Street

From: LaTanya Spann

Date: 03/21/2016 05:40 PM

To: "david.thompson@lacity.org" <david.thompson@lacity.org>, Sara Hernandez <sara.hernandez@lacity.org>, Blair Besten <blair@historiccore.bid>, "mike.schulzinger@lacity.org" <mike.schulzinger@lacity.org>

CC: Allen Shamooilian <allen@kingsarch.com>, Richard Shamooilian <richard@kingsarch.com>

All,

We are still looking for a remedy to the noise pollution issue at 550 S. Hill Street. Please let us know who the best contact is to resolve this issue?

Thank you,

 **LATANYA SPANN**

ASSET MANAGER

D: 310.659.7575, option 1

C: 213.448.3365

F: 516.926.1375

8820 WILSHIRE BOULEVARD, PENTHOUSE SUITE
BEVERLY HILLS, CA 90211

www.kingsarch.com

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From: Executive Assistant <assistant@kingsarch.com>

Date: Thursday, March 10, 2016 at 5:02 PM

To: "david.thompson@lacity.org" <david.thompson@lacity.org>

Cc: Executive Assistant <allen@kingsarch.com>, Richard Shamooilian <richard@kingsarch.com>

Subject: Noise pollution at 550 S. Hill Street

Mr. Thompson,

I am writing to you on behalf of the owners of 537 South Broadway, Los Angeles, 90013 with regard to noise pollution emanating from the parking garage at 550 South Hill Street, across the alley from our building. This has been an ongoing issue and I am BCC'ing Sara Hernandez, Downtown Director of CD14 and Blair Besten, Executive Director of the Historic Core BID, to keep them up to date.

We have been touring our vacant building during the renovation process to prospective clients. All point to the noise from the exhaust fan in the parking garage at 550 South Hill Street as prohibitive to signing a lease agreement with us. We have contacted the Los Angeles Police Department (Officer Hernandez and Senior Lead Officer Sean Lewis), LADBS (Mike Shulzinger) as well as the BID and Council offices in an effort to resolve this noise issue.

Building & Safety assessed the situation and found the noise a nuisance, but noted that it fell outside of their jurisdiction due to the fact that the noise was emanating from an exhaust fan as opposed to HVAC (Heating, **VENTILATING**, and Air Conditioning). He recommended that we consult LAPD. LAPD tested the sound level and says that the noise exceeds the allowable decibels but does not have an answer on how to remedy the situation. The issue has no resolution at this point.

It has come to our attention that this building will be renovated soon. Is it possible to make repairing this exhaust fan a condition of their renovation? Is it possible to cite a green building violation due to the noise? We have reached the end of our resources and we are not sure how best to proceed. We are willing to work with the City and various stakeholders to see this through to a viable solution.

The history of this issue is below. I hope that we can resolve this issue together.

Best,

LaTanya Spann

 **LATANYA SPANN**

ASSET MANAGER

D: 310.659.7575, option 1

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8820 WILSHIRE BOULEVARD, PENTHOUSE SUITE
BEVERLY HILLS, CA 90211

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From: Richard Shamooilian
Sent: Monday, February 1, 2016 5:22 PM
To: 'Sara Hernandez' <sara.hernandez@lacity.org>
Cc: Blair Besten <blair@historiccore.bid>
Subject: RE: FW: 550 S. Hill Noise Issue

Thanks Sara, great seeing you as well.



RICHARD SHAMOOILIAN
D: 310.659.7577

From: Sara Hernandez [<mailto:sara.hernandez@lacity.org>]
Sent: Monday, February 1, 2016 2:07 PM
To: Richard Shamooilian <richard@kingsarch.com>
Cc: Blair Besten <blair@historiccore.bid>
Subject: Re: FW: 550 S. Hill Noise Issue

Hi Rich,

Good seeing you this weekend. I have a call into Michael Cooper, Mike Shulzinger's supervisor. I'll be in touch once I'm able to connect with him.

Sara

On Wed, Jan 27, 2016 at 3:20 PM, Richard Shamooilian <richard@kingsarch.com> wrote:

Detective Betancourt, Blair, Sara – I respectfully and humbly ask for your help in resolving this issue. Hard to believe that after well over six months I have yet to even find a division willing to take this under their jurisdiction. Personally I don't see how this could have anything to do with the LAPD, but top brass at B&S insists this is an LAPD issue. Were LAPD and Building & Safety able to discuss and find a solution? PLEASE help me get this figured out. We all have better things to do, and it's unacceptable for people to have to chase their tails for this long over a relatively simple issue.

For those of you who need a refresher on the issue, my email to Detective Betancourt from September is below.

Blair, thank you so much for the introduction. Moving you to BCC. I've also blind copied Sara Hernandez from the council office to keep her updated.

Detective, it's very nice to "meet" you. I'm sorry for the delay in getting back to you. I came down with strep throat yesterday, and was out of commission until this morning. It seems that without us having spoken, things are already in motion (THANK YOU). I received calls from Officer Hernandez from LAPD noise, and Mike Shulzinger from Building & Safety. It's obvious both want to do whatever possible to get this resolved, but don't necessarily have the tools or technical jurisdiction to do so. I'm told that higher ups from both agencies will be meeting to discuss and resolve jurisdiction. I can't tell you how happy this makes me as I would hate to see others in my position have to go through the same process. Just my opinion, but I do believe this should fall under Building & Safety given the fact that they handle all HVAC related issues. I'll give you a brief rundown of my experience just as a tool for whoever meets with Building & Safety.

There is an extremely loud noise emanating from the parking garage at 550 South Hill Street, across from my building (537 South Broadway). We recently purchased the vacant building, and have been touring prospective tenants while renovating. Virtually all of them pointed to the noise. I approached Building & Safety 3 months ago with this issue. They were quick to send Mike Shulzinger over to assess the situation. He found that the noise was indeed a nuisance, but that it fell outside their jurisdiction due to the fact that the noise was emanating from an exhaust fan as opposed to HVAC (Heating, **VENTILATING**, and Air Conditioning). He said he would love to help, but that I would have to contact LAPD. I asked him to run the issue up the flag pole as I couldn't see how an exhaust fan couldn't be interpreted as ventilation. He did, and came back saying that there have been multiple similar cases that all fell outside of Building & Safety. I'd be curious to know if those cases were ever resolved, or if the citizen making the complaint simply gave up out of frustration. Feeling I had no choice, I took the issue over to Officer Sean Lewis (Senior LAPD lead for the Historic Core BID). This was two months ago. Until Blair's email to you, Officer Lewis was unable to find me a clear answer from the LAPD. I'm afraid that without my contact at the BID and Counsel Office, I would have been dealing with this for another 3 months at least. To be clear I don't place blame on either side, both seem to be doing whatever possible to help. The bigger problem seems to be that neither side is technically responsible for issues like this. I know that with your help my personal noise issue will be resolved, and hope that my issue leads to an easy roadmap for others dealing with the same

problem.



RICHARD SHAMOOILIAN
D: [310.659.7577](#)

From: Richard Shamooilian
Sent: Tuesday, January 12, 2016 2:05 PM
To: mike.schulzinger@lacity.org <mike.schulzinger@lacity.org>
Cc: 'ENRIQUE HERNANDEZ' <31225@lapd.lacity.org>
Subject: RE: FW: 550 S. Hill Noise Issue

Hi Mike, never heard back on this. Have Building & Safety and the LAPD come up with a solution to the problem? I've been working on this for way too long.



RICHARD SHAMOOILIAN
D: [310.659.7577](#)

From: Richard Shamooilian
Sent: Thursday, November 12, 2015 5:35 PM
To: mike.schulzinger@lacity.org <mike.schulzinger@lacity.org>
Cc: 'ENRIQUE HERNANDEZ' <31225@lapd.lacity.org>
Subject: RE: FW: 550 S. Hill Noise Issue

Mike, any word on this?



RICHARD SHAMOOILIAN
D: [310.659.7577](#)

From: Richard Shamooilian
Sent: Thursday, November 5, 2015 9:58 AM
To: mike.schulzinger@lacity.org <mike.schulzinger@lacity.org>
Cc: 'ENRIQUE HERNANDEZ' <31225@lapd.lacity.org>
Subject: RE: FW: 550 S. Hill Noise Issue

Hi Mike, please see below. Has building & Safety accepted responsibility for this issue?



RICHARD SHAMOOILIAN
D: [310.659.7577](#)

From: ENRIQUE HERNANDEZ [<mailto:31225@lapd.lacity.org>]
Sent: Friday, October 30, 2015 5:12 AM
To: Richard Shamooilian <richard@kingsarch.com>
Subject: Re: FW: 550 S. Hill Noise Issue

Morning MR. Shamoolian,

Yes, I responded to the location and saw the exhaust fan. I spoke with my boss, Detective III Betancourt, and we determined that it is not a police matter. The building has been there since 1980, with the approval of Los Angeles Department of Building and Safety. If you have further questions, please contact Los Angeles Department of Building and Safety. Here at the Noise Enforcement Team, we are responsible for one of four noise complaints: early construction, early delivery, early trash pick up, and loud music from night club.

Office Hernandez, E #31225
[\(213\) 996-1251](#)

>>> Richard Shamooilian <richard@kingsarch.com> 10/29/2015 4:48 PM >>>

Did you receive the email below?



RICHARD SHAMOOILIAN
D: [310.659.7577](tel:310.659.7577)

From: Richard Shamooilian
Sent: Tuesday, October 20, 2015 12:14 PM
To: '31225@lapd.lacity.org' <31225@lapd.lacity.org>
Subject: 550 S. Hill Noise Issue

Good afternoon Officer Hernandez. We spoke a while back about the noise issue with the exhaust fans at 550 S. Hills Street. Wanted to follow up and see if the Police Department was able to clarify things with Building & Safety. Any direction on this would be much appreciated.

Best,



RICHARD SHAMOOILIAN PARTNER
D: [310.659.7577](tel:310.659.7577)
8820 WILSHIRE BOULEVARD, PENTHOUSE SUITE
BEVERLY HILLS, CA 90211 www.kingsarch.com
DRE # 01274766

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Sara Hernandez

Downtown Area Director and Special Counsel
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
sara.hernandez@lacity.org

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